

121.0

0003

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
981,100 / 981,100
981,100 / 981,100
981,100 / 981,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARTHY GREGORY J & ASHLEY				
Owner 2:					
Owner 3:					
Street 1:	7 ADDISON ST				
Street 2:					
Twn/City:	ARLINGTON				
StProv:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	RUBINSTEIN RICHARD/TRUSTEE -		
Owner 2:	RICHARD RUBINSTEIN LIVING TRUS -		
Street 1:	7 ADDISON ST		
Twn/City:	ARLINGTON		
StProv:	MA	Cntry:	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,656 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 2875 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

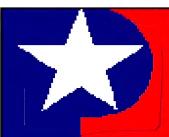
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4656		Sq. Ft.	Site		0	90.	1.20	10									503,711						503,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										78025
GIS Ref										
GIS Ref										
Insp Date										05/11/18



USER DEFINED

Prior Id # 1:	78025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	23:51:18
LAST REV Date	Time
08/20/19	13:18:22
apro	
9364	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 121.0-0003-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	476,100	1300	4,656.	503,700	981,100	981,100	Year End Roll	12/18/2019
2019	101	FV	397,500	1300	4,656.	531,700	930,500	930,500	Year End Roll	1/3/2019
2018	101	FV	398,700	1300	4,656.	391,800	791,800	791,800	Year End Roll	12/20/2017
2017	101	FV	398,700	1300	4,656.	375,000	775,000	775,000	Year End Roll	1/3/2017
2016	101	FV	398,700	1300	4,656.	347,000	747,000	747,000	Year End	1/4/2016
2015	101	FV	377,600	1300	4,656.	291,000	669,900	669,900	Year End Roll	12/11/2014
2014	101	FV	377,600	1300	4,656.	284,300	663,200	663,200	Year End Roll	12/16/2013
2013	101	FV	377,600	1300	4,656.	270,900	649,800	649,800		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
RUBINSTEIN RICH	70495-27		1/10/2018	Private	863,981	No	No						
RUBINSTEIN RICH	63149-112		1/8/2014	Convenience		1	No	No					
CHUNG TERA	31324-362		4/19/2000		461,000	No	No		Eric Kurtz dod 2/13/2009				
PETERS ELEANOR	30191-558		5/25/1999		399,500	No	No						
	17845-268		2/1/1987			1	No	No	F				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2018	187		11,500	C				
1/18/2018	55	Redo Kit	47,500	C				
1/10/2018	26	Inter-De	4,500	C				
1/23/2013	98	Manual	3,080	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2019	SQ Returned	JO	Jenny O
5/11/2018	Meas/Inspect	HS	Hanne S
10/24/2017	Measured	DGM	D Mann
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	336	PATRIOT
7/24/2000	MLS	MM	Mary M
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____

